



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY														
ELEMENT		CD	CONSTRUCTION		TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY																
Exterior Wall		12	CEDAR 100		0100	01	2,152	148.7640	134.26	288,928	1983	2010	0	0	0	6.00	94.00	VALUATION BY		STANDARD														
Roof Structur		08	IRREGULAR 100		1 SINGLE FAM - 100% - 2022										Heated Area: 1719					HX Base Yr 2022					Tax Group: 4		Tax Dist:							
Roof Cover		12	MODULAR MT 100												BUILDING MARKET VALUE										271,592									
Interior Wall		06	CUST PANEL 60												TOTAL MARKET OB/XF VALUE										32,657									
Interior Wall		05	DRYWALL 40												TOTAL LAND VALUE - MARKET										339,600									
Interior Floo		11	CLAY TILE 80												TOTAL MARKET VALUE										437,209									
Interior Floo		14	CARPET 20												SOH/AGL Deduction										93,110									
Air Condition		03	CENTRAL 100												ASSESSED VALUE										344,099									
Heating Type		04	AIR DUCTED 100												TOTAL EXEMPTION VALUE										HX		HB		VX		55,000			
Bedrooms		3	100												BASE TAXABLE VALUE										289,099									
Bathrooms		2	100												TOTAL JUST VALUE										643,849									
Frame		02	WOOD FRAME 100												NCON VALUE										35,255									
Stories		1.5	1.5 100												INCOME VALUE																			
Units		0	100												PREVIOUS YEAR MKT VALUE										293,856									
Occupancy		00	NONE 100																															
Quality		06	Quality Level 06																															
DOR CODE		5000IMPROVED AG																																
MAP NUM			MKT AREA		05																													
NEIGHBORHOOD/LOC		5001.00																																
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																														
BAS	1,335	100	1,335	168,483																														
DCK	90	10	9	1,136																														
DCK	1,040	10	104	13,125																														
FGR	528	55	290	36,599																														
FUS	384	100	384	48,463																														
UOP	152	20	30	3,786																														
TOTALS	3,529		2,152	271,592																														
EXTRA FEATURES					153897 CR 108, YULEE																													
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES																		
1	0680	POLE SHED	0 100	22	21	462.00	SF	10.00	10.00	100	1990	1990	3	20	924																			
2	0681	POLE SHED	0 100	12	21	252.00	SF	15.00	15.00	100	1990	1990	3	20	756																			
3	0810	CONCRETE A	0 100	18	37	666.00	SF	6.50	6.50	100	1983	1983	3	44	1,905																			
4	0681	POLE SHED	0 100	12	18	324.00	SF	15.00	15.00	100	1985	1985	3	20	972																			
8	0504	FP-ELECTRI	0 100	0	0	1.00	UT	2,000.00	2,000.00	100	2021	2021	3	100	2,000																			
9	0300	BOAT DCK W	1 100	0	0	597.00	SF	40.00	40.00	100	2023	2022		100	23,880																			
10	1242	WD DECK A	1 100	0	0	222.00	SF	10.00	10.00	100	2023	2022		100	2,220																			
LAND DESCRIPTION					TOTAL OB/XF															32,657														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV										
1	005000	C	RURAL HOME	100		OR	0.00	0.00	2.88	AC		1.00	1.00	1.00	45,000.00	45,000.00	129,600																	
2	005600	A	TIMBER 3 SI	0			0.00	0.00	7.00	AC		1.00	1.00	1.00	410.00	410.00	2,870																	
3	005970	A	AGRI-POND	0			0.00	0.00	7.00	AC		1.00	1.00	1.00	70.00	70.00	490																	
4	009910	M	MKT. VAL. AG	0			0.00	0.00	14.00	AC		1.00	1.00	1.00	15,000.00	15,000.00	210,000																	
REVIEW DATE	05/03/2022		BY	TW		Total Acres: 16.88		Total Land Value: 132,960				Market: 210,000				Agricultural: 3,360				Common: 129,600				PRINTED 08/02/2023 BY SYS										